



**State of Rhode Island
Department of Administration / Division of Purchases
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**Solicitation Information
March 18, 2013**

ADDENDUM # 2

**RFP# 7461230
TITLE: MPA-430 Owner's Representative Services for Rhode Island Capital
Projects
(Architectural/Engineering and/or Construction)**

Submission Deadline: Monday March 25, 2013 @ 11:00 am (Eastern Standard Time)

Notice to Vendors:

ATTACHED ARE VENDOR QUESTIONS WITH STATE RESPONSES.
NO FURTHER QUESTIONS WILL BE ANSWERED.

**Thomas Bovis
Interdepartmental Project Manager**

Interested parties should monitor this website, on a regular basis, for any additional information that may be posted.

Questions: RFP # 7461230 – MPA 430, OWNER’S REPRESENTATIVE SERVICES FOR CAPITAL PROJECTS, A&E AND/OR CONSTRUCTION:

- 1) The proposal requirements (page 8) and duties & responsibilities (page 3) appear to be geared toward a multi-disciplinary firm and the evaluation criteria (page 11) toward an individual (e.g., undergraduate degree and experience level). Can you clarify how the evaluation criteria will be applied? Is Rhode Island primarily seeking individual Owner’s Representative candidates, individual candidates with the support of firm’s multi-disciplinary services, or both?

ANSWER: Evaluation will be done on the firm (can be owned individually or a number of staff) and the lead person will be evaluated from the firm based on page 11. Rhode Island does not have a preference if the firm is owned by an individual or a number of people.

- 2) How many firms/individuals do you expect to select? Will all submissions scoring above 70 points receive a Master Price Agreement or only the top ranking submissions?

ANSWER: As many that receive a minimum score of 70 points.

- 3) Is there a representative project list for the upcoming projects Rhode Island may select and assign an Owner’s Representative for?

ANSWER: No, there are many upcoming projects.

- 4) What is the expected duration of the Master Price Agreement?

ANSWER: Three years with one, two year option to renew.

- 5) Is it expected the value of this contract will exceed \$500,000 and therefore be subject to the RIVIP Cover Form requirement of a public copy (page 1 of 4, paragraph 1 of Revised Notice to Vendors)?

ANSWSE: The contract value for any one project will not reach \$500,000, additionally RFP’s, unlike RFQ’s, do not require a public copy. The scoring is based on technical and cost.

- 6) Are there any limitations on which Rhode Island agencies may procure Owner’s Representative services through this Master Price Agreement, i.e., is this DOA only or might RIDOT and other RI agencies who may require Owner’s Representative services possibly procure through this Master Price Agreement as well?

ANSWER: Any State of Rhode Island agency may use this MPA.

- 7) Is it acceptable for Proposal Content requirement 6.4 (page 8) to provide a list of the firm’s Rhode Island Owner’s Representative or similar projects within the past five years and not all projects completed?

ANSWER: It asks for all projects within the past five years.

- 8) It was suggested that there is a project dollar “value” that will allow the state to go directly to MPA-430 Offers’ successful in being chosen to be on the list without additional solicitation for costs to perform services. Is this to imply anything equal to or less than that value, may be awarded with no further solicitation of costs based on the costs presented in this MPA RFP response. As such are we to understand any project greater than that value will be negotiated and/or bid under separate cover inviting the MPA-430 Offers’ to bid on a specific project. Can the state kindly provide what the **“Value”** is that determines the method of procurement services? This will help in establishing fees that are fair and appropriate for the services based on project value and scope.

ANSWER: The value for any one project has been established at \$250,000. Projects that fall under this value require that the agency solicit three bids from vendors listed under the MPA. If the value exceeds \$250,000, then a separate bid will be solicited for that projects open to any vendor.

- 9) In Section 6.0 Entitled “Proposal Contents” subparagraph 6.6 DOA is requesting “Rates/Rate Structure”. As the proposal is being evaluated and scored based on technical merit (which is great to see) as defined in Section 8.0 “Evaluation” can you tell us how the values provided in this MPA RFP response will be used. In review of the document and our question one above , it appears it will be used as a rate table to be used for work that does not have to go out to bid over the value established by the answer to the question posed in **“Question Eight”**.

ANSWER: The rate structure will be used by agencies requested proposals from MPA vendors as information and as a general guide.